

# **CHADDS FORD TOWNSHIP**

## **Minutes – Board of Supervisors**

***March 7, 2001***

***The Supervisors of Chadds Ford Township met in the Township Building on Wednesday, March 7, 2001. The meeting was called to order at 7:35 P.M. and the Pledge of Allegiance was recited. Present were Harvey L. Kliman, George M. Thorpe, and James E. Shipley. Also present were Solicitor Donald T. Petrosa and James C. Kelly of Kelly Engineers.***

### **PUBLIC COMMENT**

Fred Reiter commented that the east shoulder of Webb Road is eroding. Mr. Thorpe will contact PennDOT.

### **STATE POLICE REPORT – no report**

### **APPROVAL OF MINUTES**

Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved the Minutes of the February 7, 2001, meeting.

### **Reports**

#### **Supervisors**

**Mr. Kliman highlighted items in his Chairman's Report (attached). He also posted notices on lectures on lymes disease. Mr. Kliman and Mr. Weigold have worked on a Township website that should be completed within a few weeks. We have received notices from Adelphia advising of outages when the sun**

lines up with the satellite transmission and reception dishes. In addition, there will be an increase in rates.

**Mr. Shipley reported that Holly Harper advised that the Brandywine Conservancy and Natural Lands Trust have met with the Girl Scouts of Southeastern Pennsylvania in February to review characteristics of the Sunset Hill Camp. The Girl Scouts are still considering development consistent with the features of the land. The Girl Scouts have been asked to consider the sensitivity of this site. Anne Pounds feels that we need to keep communication open with the Girl Scouts. Mr. Kliman advised that the Girl Scouts have stated they will be considering conservation options first.**

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Mr. Kliman commented that the latest report from the Rachel Kohl Library shows that approximately 7% of the users of this Library are Chadds Ford residents. Mr. Thorpe motioned that we donate \$1,000 of the \$2,000 budgeted for the Library this year. Mr. Shipley seconded donating \$1,000, the same as we gave last year. Mr. Shipley encouraged all residents who use the Library to donate.

## **Treasurer**

Account balances as of February 28, 2001:

### State Funds:

v Checking	\$284.99	
v Savings	<u>\$652.11</u>	\$ 937.10

### Township Funds:

v Checking	\$74,156.81	
v Savings	<u>\$34,101.08</u>	\$108,257.89

Escrow Fund: \$445,207.96

Total \$554,402.95

Certificates of Deposit opened December 12, 2000 – 14 months @ 6.50%:

Township Fund \$ 65,978.48

Building Fund \$102,443.61

Sewer Fund \$ 7,111.13

Land Trust \$ 10,000.00

Money Market opened December 12, 2000 – 30 days @ 6.05%:

Township Fund \$ 50,421.07

Total Certificates of Deposit/Money Market \$235,954.29

TOTAL ALL FUNDS \$790,357.24

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Receipts for the month of February 2001:

General Fund:

Treasurer of Delaware County – County Aid 5,400.00

Treasurer of Delaware County – trans. Tax 6,367.55

District Court – fines 25.00

Jones,Strohm,Crain&Guthrie – Rappucci fine 545.44

Richard J. Jensen 1,355.00

v \$710.00 – BP

v \$240.00 – ZP

v \$245.00 – PP

v \$160.00 – C/O

Engineering Reimbursements	5,987.15	
√ \$2,535.94 – Applied Card Systems		
√ \$ 94.48 – Sheer		
√ \$2,085.83 – Cavallo (Bergin)		
√ \$ 310.64 – Blanton		
√ \$ 558.01 – Dionysios G. Rassias		
√ \$ 382.50 – Whitney M. Maroney		
√ \$ 19.75 – Carmen J. Rappucci		
Legal Reimbursements	2,505.00	
√ \$1,150.00 – Applied Card Systems		
√ \$1,355.00 – Cavallo (Bergin)		
SEO	800.00	
√ \$500.00 – Janice B. Turner		
√ \$300.00 – T.B.F. Development		
Chadds Ford Twp.Escrow Funds – McLaughlin	200.16	
ZHB bills		
Chadds Ford Twp.Escrow Funds – Rappucci ZHB	190.26	
bills		
Sales of Maps & Ordinances	<u>40.74</u>	
Total Receipts – General Fund		\$23,416.30
Interest – General Fund	89.87	
Interest – State Fund	1.35	
Interest – Money Market	<u>151.39</u>	
<u>Escrow Fund:</u>		
Cavallo Auto Body (Bergin) – Developer's	<u>5,000.00</u>	
 TOTAL RECEIPTS		 <u>\$28,658.91</u>

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Bills presented for payment March 7, 2001:

General Fund:

PECO	\$737.86	
v \$156.05		
v \$451.43		
v \$130.38		
PECO	70.96	
Verizon (phone and fax)	109.52	
Petrikina, Wellman, Damico, Brown & Petrosia	3,112.50	
Kelly Engineers	13,704.36	
Chadds Ford Township Sewer Authority	2,333.33	
Shurgard of Painter's Crossing	159.00	
Ehrlich	57.00	
Suburban Propane	560.92	
Daily Times	494.02	
Merit Court Reporting Services	1,287.00	
Hanson Aggregates Pennsylvania, Inc.	32.40	
Martin Brothers Excavation	6,115.00	
Martin Brothers Excavation	709.65	
Fronefield & de Furia	690.00	
Natural Lands Trust	1,158.00	
Levis & Pinto	4,809.00	
Charles J. Weigold - expenses	653.23	
Susie Ahlstrom	60.00	
Harvey L. Kliman	125.00	
George M. Thorpe	125.00	
James E. Shipley	125.00	
George M. Thorpe – Roadmaster	75.00	
Richard J. Jensen	2,131.75	
Richard J. Jensen – postage	86.02	
Richard J. Jensen – Brandywine Dr. inspections	402.50	
Gail G. Force	993.59	
EarthLink, Inc.	17.95	
AOL	26.95	
Total Bills – General Fund		\$40,962.51
<u>Escrow Fund:</u>		
Martin G. Smith – Rel. #1	9,576.00	

Chadds Ford Twp. – Harper appeal bills	<u>25.00</u>	
Total Bills – Escrow Fund		<u>9,601.00</u>
<b>TOTAL BILLS</b>		<b><u>\$50,563.51</u></b>

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Mr. Shipley motioned, Mr. Thorpe seconded, and the Board approved the bills as presented.

## **Roadmaster**

Mr. Thorpe presented his Roadmaster's Report (attached).

## **Planning Commission**

The Secretary reported that both Bancroft Homes and Ferver Applications were reviewed at the February 28, 2001, meeting.

## **Zoning Hearing Board**

Ed Wandersee reported on the February 21 DiSabatino hearing where a side yard and front yard variance was granted with conditions, including compliance with all Township ordinances.

Mr. Jensen reported that Chadds Ford Auto has moved; however, Mr. Petrosa was not certain of the status of this case. He has written their attorney and awaits a reply. A hearing was scheduled for March 21, 2001. The owner, Lee Fisher, gave verbal confirmation that the Chadds Ford Auto Lease has been terminated.

## **HARB**

Mr. Jensen reported that because of predicted weather, the March 5, 2001, hearing was cancelled for the Grace, III, property. The hearing will be held on April 2, 2001.

## **Sewer Authority**

Jim Murray reported that the sewer plant is working fine. A new air compressor has been installed. Plans are complete for construction at Longview/Summit/Woodland and they hope to have bids this month. Details are still to be worked out with Chester Water Authority and the Township regarding right-of-way. The Sewer Authority needs the input of the Board of Supervisors regarding the hydrant system. Chester Water Authority wants an additional \$1,500 per hydrant and an additional rental of approximately \$300 per year. They are awaiting feedback from the Fire Marshall.

## **Building Inspector/Code Enforcement Officer**

Mr. Jensen reported the issuance of the following permits during the month: 1 residential repair, 2 plumbing, 6 signs (1 sign denied), and 1 commercial alteration.

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## **Building Inspector/Code Enforcement Officer (cont.)**

Five Certificates of Occupancy for new businesses and 15 for completed permits were issued.

With regard to the Henderson sign issue, Mr. Jensen advised that the easement was granted for construction of the road only. He forwarded a copy to Mike Lyons, Esquire, to review to explore the possibility of either creating an easement or changing the language of the existing easement for Henderson to build a sign not in the center of the road.

## **Engineer**

Henderson (Lot 12) – There has been no significant change in the site development during the past month.

Henderson (Lot 2) – No site improvements have been completed; however, off-site drainage improvements are being made in conjunction with the

construction of Brandywine Drive. Weekly construction meetings are being held with the owners, contractors, and Richard Jensen.

Wawa (Dilworthtown Road) – The Applicant has requested a meeting with DEP to discuss the on-lot disposal system. Both the Applicant and DEP have been advised that a representative of Kelly Engineers wants to be present at any meetings regarding the sewage system.

Kid's First – In response to a request for a temporary Certificate of Occupancy, Mr. Jensen and J. P. Kelly are scheduled to meet at the site on March 8, 2001, to review the progress made on the site improvements and the items listed in their memo before any further consideration would be given to this request.

Bancroft Homes – In response to Kelly Engineers' plan review comments, further revisions will be made to this plan for the March Planning Commission meeting.

Chadds Ford Plaza – Weekly construction meetings are being held with the owners, contractors, and Richard Jensen.

2000 Road Program - The punch list has been completed and Jim Kelly recommended a release of the 10% retainage (\$10,774.70) to the contractor.

Mr. Kelly submitted copies of rules and regulations from the Chester County Health Department for review.

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Engineer (cont.)

SEO Activity Report (see attached report for the period February 1 through 28, 2001)

## **Solicitor**

Mr. Petrosa outlined Ordinance 84-A detailing who must connect to the public sewer system. It corrects both the Township name and DER to DEP. This



proposed Ordinance has been advertised in the Daily Times. Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved adoption of Ordinance 84-A.

The attorney for Garnet VW has arranged for a 90-day extension of the Letter of Credit, with a 30-day notice if they are not going to renew. Mr. Jensen asked who was to maintain the storm water management. The Developer's Agreement will need to be reviewed.

## **Open Space Committee**

Samantha Reiner submitted her report (attached). Mr. Shipley felt that we had to somehow inform the public of the proposed ordinance revisions before adoption. Mr. Kliman explained the process for adoption of any proposed ordinance, including moving public hearings to a larger location if necessary.

## **Property Planning Workgroup**

Mr. Thorpe reported that there has been no meeting because this Workgroup was awaiting feedback from the Brandywine Conference and Visitors Bureau. Unofficially the reports are that they have made a decision to go to the Johnson's Corner building in Concord Township for strictly economics reasons; a cost of \$250,000 versus a cost of \$775,000 to rehabilitate the Turner's Mill building. The cost for the rehab of the Rose Tree Tavern has exceeded expectations; therefore, the Bureau felt they could not afford Turner's Mill.

## **OLD BUSINESS**

Stonebridge Bed and Breakfast – Mr. Kliman opened this topic for discussion by the members of the Board, some of whom attended the Open House. Mr. Kliman did speak to one neighbor regarding this proposed use. For this proposal to proceed, Mr. Kliman stated that this land would have to be either re-zoned or an overlay district would have to be provided. A Bed and Breakfast has relatively low impact on the neighborhood in terms of traffic, noise, smells, and other activity (i.e. trucks for deliveries, etc.);

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Stonebridge (cont.)

however, a 60-seat restaurant, as proposed by Dr. Sabanayagam, is more a commercial use. It would be difficult to re-zone a single property; therefore, other properties in the Township would have to be considered. If the restaurant use were to be considered, re-zoning would be opened up all along Route 1. Mr. Thorpe mentioned that during a recent meeting with The Henderson Group, it was mentioned that there is a need for first-class accommodations in our area. Mr. Shipley commented that he felt two issues were being mixed. This requires changing from residential to commercial zoning. He was not opposed to looking at a Bed and Breakfast Ordinance, but not with a 60-seat restaurant. He felt we should look at this as an opportunity to spot zone commercially, for a particular purpose, and decide if that is what we want to do. We would have to see what is in it for the Township, see what is in it for the private owners, and decide if we want to re-zone commercially in this one spot. A consultant for the Sabanayagams, MaryAnna B. Ralph, who is also a Pennsbury Township Board Member, described that Pennsbury has an overlay for Bed and Breakfasts and one for Antiques Shops. She will provide copies of these overlays for our consideration.

## **NEW BUSINESS**

### **Heritage Commission of Delaware County Historic Restoration Award Nomination**

Mr. Kliman has prepared a brief description of Dr. Laskas' renovation of a property on Route 202 for submission. Mr. Shipley motioned, Mr. Thorpe seconded, and the Board voted to submit this nomination.

### **Act 67 and 68**

Mr. Kliman asked Mr. Petrosa to look at Acts 67 and 68, which include mandated requirements for updating our comprehensive plan. Mr. Kliman distributed written materials for the Board members to review.

## **ADJOURNMENT**

The meeting was adjourned at 10:15 P.M.

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Gail G. Force, Secretary